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Ms Kate Henry

London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Your Ref: 2023/2939/L & 2023/2876/P Our Ref: 215528

Contact:

Louise Davies

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2023-07-19

Dear Ms Henry,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**NATIONAL PLANNING POLICY FRAMEWORK 2021**

**4 The Grove London N6 6JU**

\*Includes Listed Building Consent  
  
*Excavation of basement under front garden; landscaping works in front garden; associated works*

**Recommend Archaeology Conditions for watching brief and historic building recording**

Thank you for your consultation received on 2023-07-06.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

Assessment of Significance and Impact

The site lies in the Highgate Archaeological Priority Area, which has the potential to contain a range of buried medieval and post-medieval settlement deposits associated with the historic settlement of Highgate. A late Tudor manor house called Dorchester House previously existed to the south of the site, in the area infront of the current Witanhurst House. 4 The Grove is located in the grounds of this house and contains a surviving section of 17th century listed garden wall which includes brick vaults. These are significant as they are the last remaining remnants of the former Tudor manor house.  
  
The interior layout and fixtures of 4 The Grove are well preserved and the building is grade II\* listed. Although the proposed development will not significantly affect the fabric of the building, there will be some minor areas of demolition in the basement. The brick paving around the building is likely mid-18th century and will be removed and relaid as part of the proposed works.   
  
The house was recorded in detail in 1936 in *Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate.* The layout and interiors were recorded at this time. The proposed redevelopment works present an opportunity to revisit the recording of the building and produce a modern analytical record of the house and vaults, which will include a systematic account of the building’s origins, development and use, as well as photographic and drawn records.   
  
Due to the potential for buried archaeological remains, any excavation and below ground works associated with the proposed swimming pool, summerhouse, service runs, basement extension should be montored under archaeological watching brief conditions.

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Recommendations

The significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition.

I therefore recommend attaching conditions for archaeological **watching brief** and **historic building recording** as follows:

**Watching brief**

Condition No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

1. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
2. Where appropriate, details of a programme for delivering related positive public benefits
3. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Informative The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England’s Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

**Historic building recording**

Condition No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

1. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
2. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Informative The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England’s Guidelines for Archaeological Projects in Greater London.

The final report on the historic building recording should comprise one cohesive report on the vaults and listed wall covered by this application, and the works to the main house covered by applications 2023/2655/L & 2023/2807/P. The recording work should be done to Historic England Level 3 – analytical record.

These pre-commencement conditions are necessary to safeguard the archaeological interest on this site. Approval of the WSIs before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to these pre-commencement conditions please let us know their reasons and any alternatives suggested. Without these pre-commencement conditions being imposed the application should be refused as it would not comply with NPPF paragraph 205.

You can find more information on archaeology and planning in Greater London on our website.

This response relates solely to archaeological considerations. If necessary, Historic England’s Development Advice Team should be consulted separately regarding statutory matters.

Yours sincerely

Louise Davies

Archaeology Adviser

Greater London Archaeological Advisory Service

London and South East Region